

**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Subject:** Submission to Variation No.1 to the Clare County Development Plan 2023-2029  
**Date:** Friday 27 March 2026 14:56:01  
**Attachments:** [REV SR1 to R4.pdf](#)

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A chara,

I write in relation to the proposed Variation No. 1 to the Clare County Development Plan 2023–2029, as recently published by Clare County Council.

This submission concerns lands at Crusheen currently zoned as SR1 and constitutes an objection to the proposed rezoning of these lands to R4, for the reasons outlined in the accompanying documentation.

I would be grateful if you could confirm receipt of this correspondence at your earliest convenience and issue us with a relevant submission reference for our records.

**Please note that the content of this submission is confidential and should not be placed on any public file. The attached documentation contains personal details and confidential images provided solely for the purposes of this submission, and we respectfully request that they are not made publicly available.**

Yours faithfully,

Shane O'Malley on behalf of Maura O'Malley,

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

Best regards,

**Shane O'Malley**

[REDACTED]  
[REDACTED]



Please consider the environment before printing this e-mail. Thank you.

Sent from [Mail](#) for Windows 10

Clare County Council  
New Road  
Ennis  
Co. Clare  
V95 DXP2



25 March 2026

**Re: Formal Objection to Proposed Variation No. 1 to the Clare County Development Plan 2023–2029 – Proposed Amendment No. PA 3c-11a (Crusheen Settlement Map)**

A chara,

I write to formally lodge an objection, on behalf of landowner Maura O'Malley, to Proposed Amendment PA 3c-11a under Variation No. 1 to the Clare County Development Plan 2023–2029, which proposes to rezone lands at Crusheen from Strategic Residential Reserve (SR1) to Residential (R4).

This submission is made on the basis that the proposed rezoning is inconsistent with the principles of proper planning and sustainable development, is premature, and fails to adequately consider fundamental constraints affecting the subject lands, most notably access and deliverability.

**1. Prematurity and Lack of Development Need**

The subject lands are currently in established agricultural use and will remain so for the lifetime of the current Development Plan. There is no demonstrable demand or justification to advance these lands from SR1 to R4 at this time.

The purpose of SR1 zoning within the Development Plan framework is to safeguard lands for long-term strategic growth, contingent on the sequential expansion of settlements and the availability of infrastructure. The proposed rezoning undermines this plan-led, evidence-based approach and represents an unjustified departure from the Development Plan strategy.

**2. Absence of Suitable Access – Material Contravention of Development Standards**

A critical constraint affecting the subject lands is the absence of any direct, suitable, or legally enforceable access. The lands are effectively landlocked.

All indicative access routes identified in the proposed amendment are dependent on third-party lands, including:

- The existing GAA club access road (north of C5), which is substandard in width, constrained in geometry, and unsuitable to accommodate additional residential traffic in compliance with road safety and design standards;
- A private access route to the south of C5, outside the control of the landowner;
- Potential access through lands zoned “R1” and “MU2,” both of which are in separate third-party ownership and subject to no extant planning permissions.

In the absence of legal access rights or demonstrated deliverable infrastructure, the rezoning of these lands is fundamentally flawed. It is a well-established principle of planning that lands should not be zoned for development where there is no reasonable prospect of access being secured.

The proposal therefore conflicts with Development Plan standards relating to access, traffic safety, and site suitability, and gives rise to significant concerns regarding piecemeal and speculative development.

### **3. Lack of Integration with Surrounding Lands and Infrastructure**

There are no current planning permissions on adjoining lands that would facilitate coordinated or comprehensive development of the wider area. The rezoning of the subject lands in isolation, without an integrated framework for access, services, and layout, risks creating fragmented and suboptimal development patterns.

Such an approach is contrary to the proper planning and sustainable development of the area and undermines the strategic function of the SR1 zoning designation.

### **4. Consistency with Core Strategy and Sequential Development**

The Development Plan’s Core Strategy promotes a sequential approach to residential development, prioritising serviced and accessible lands within existing settlement footprints.

Given the clear infrastructural constraints and lack of accessibility, the subject lands do not meet the criteria for advancement to R4 zoning and should remain within the Strategic Residential Reserve until such time as constraints are demonstrably resolved.

### **5. Conclusion**

Having regard to the above, it is submitted that the proposed rezoning:

- Is premature and not supported by demonstrable need;
- Fails to comply with established planning principles relating to access and site suitability;
- Is inconsistent with the Core Strategy and sequential development approach;
- Would set an undesirable precedent for the zoning of constrained and landlocked lands.

Accordingly, it is respectfully requested that Clare County Council reject Proposed Amendment PA 3c-11a and retain the existing SR1 zoning on the subject lands.

The following documentation is enclosed in support of this submission:

- **Fig.1** - Excerpt of Map taken from Clare County Development Plan 2023- 2029 – Proposed Variation No.1
- **Fig. 2** - Extract from Proposed Amendment No. 3c-11 – Crusheen Settlement Map, with PA 3c-11a highlighted;
- **Fig. 3** – Map illustrating the location of the proposed “R4” lands and the absence of suitable access.

Proof of ownership can be furnished upon formal request.

I trust that this submission will be given full consideration in the assessment of the proposed variation.

Mise le meas,

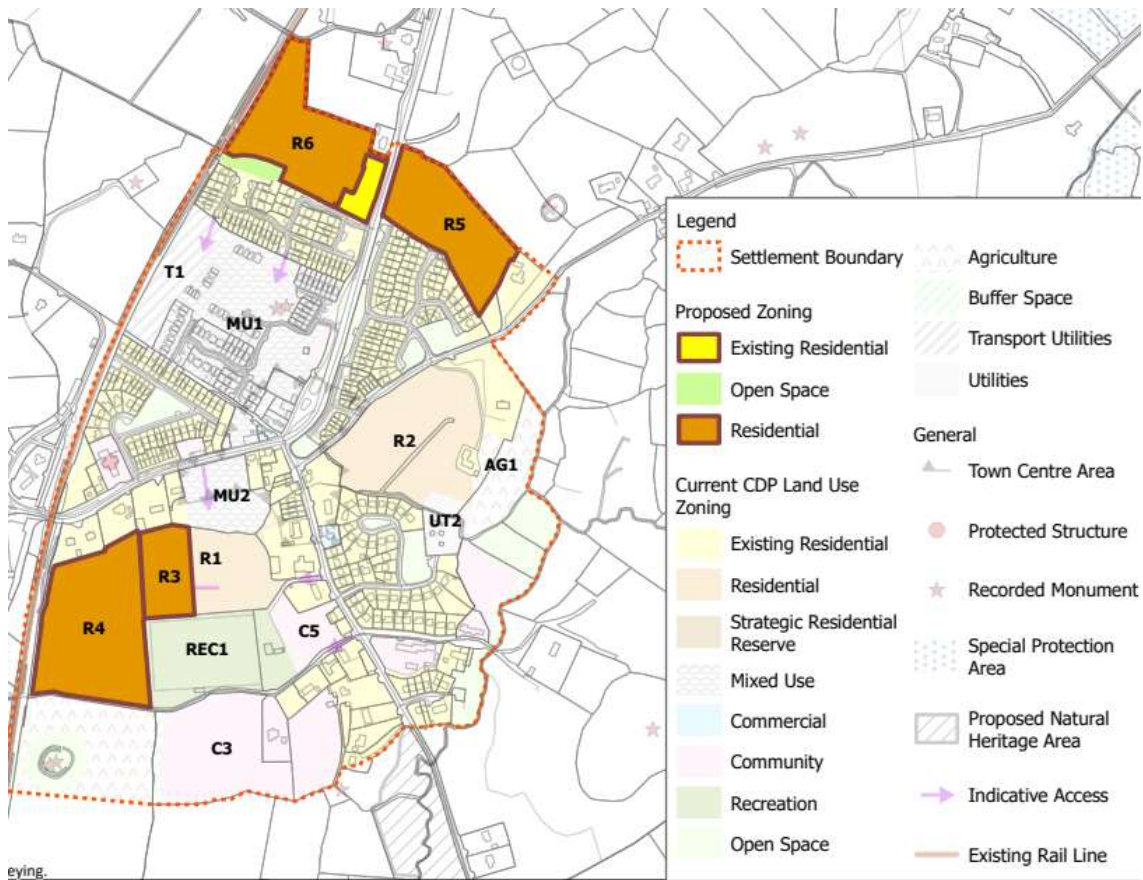
*Shane O'Malley*

Shane O'Malley

(on behalf of Maura O'Malley)

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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1

## Crusheen

Date: March 2026

Not To Scale

**Fig.1** - Excerpt from Clare County Development Plan 2023- 2029 – Proposed Variation No.1

## Crusheen

### Proposed Amendment No. 3c - 11 - Crusheen Settlement Map

- To amend Crusheen Settlement Map on page 46, as follows:

**PA 3c - 11a** To change zoning of Strategic Residential Reserve (SR1) to Residential (R4)

**PA 3c - 11b** To change zoning of Strategic Residential Reserve (SR2) to Residential (R5)

**PA 3c - 11c** To change zoning of Strategic Residential Reserve (SR3) to Residential (R3)

**PA 3c - 11d** To zone unzoned land at the north of the settlement to the west of the R452 as Residential (R6) and amend settlement boundary accordingly.

**PA 3c - 11e** To zone unzoned existing residential units bounding Residential (R6) to the east, at the west of the R452, as Existing Residential, and amend settlement boundary accordingly.

**PA 3c - 11f** To zone unzoned land between Residential (R6) and the existing residential estate to the south as Open Space.

### Proposed Amendment No. 3c - 12 - Crusheen Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 44, as follows:

**PA 3c - 12a** Add text objective for proposed residential zoning R3

#### **R3 – East of Residential R1**

Any future planning applications on this site shall provide indicative access to the adjacent R4 site to facilitate future development.

**PA 3c - 12b** Add text objective for proposed residential zoning R5

#### **R5 – East of R458**

This site is well located in close proximity to the range of services in the village. Any proposals for development must include provision for pedestrian and cycle connectivity with the existing footpath network.

**PA 3c - 12c** Add text objective for proposed residential zoning R6

#### **R6 - West of R458**

This site is suitable to accommodate the future expansion of the village. Development proposals must demonstrate pedestrian connectivity links from the site to the existing footpath network.

**Fig.2** - Excerpt from proposed Variation No.1 to the Clare County Development Plan 2023-2029



Fig.3 - Location of "R4" lands